

Lincoln School
418 P Street
Sacramento
Sacramento County
California

HABS No. CA-2188

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CALI
34-SAC,
55-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY

HABS
CAL,
34-SAC,
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Location: P Street, between 4th and 5th Streets
Sacramento, California
Geographic Location Code: 3150-067
Latitude: 38° 35' Longitude: 121° 30'

Present Owner: Public Employees Retirement System

Present Occupant: None. Building is vacant

Present Use: None. Building is vacant.

Statement of Significance: The Lincoln School is significant for the role it fulfilled with respect to the urban ethnic community in Sacramento, between 1930 and 1969. The school successfully served a wide variety of different ethnic groups in an area of mixed economic backgrounds. Specific techniques and programs were developed and utilized by the school to meet the special needs of these students and assist their integration into the Sacramento community.

The School is a competent representative of school design of the 1925-1940 era, executed by the prominent local architectural firm of Dean and Dean. The structure is an excellent example of the school planning concepts of its era with its carefully planned courtyard/classroom relationship designed to provide a maximum of natural light and ventilation. The one block site that contains the Lincoln School building appears to have been occupied by school structures for 100 years.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners: The Lincoln School is located on the city block bounded by 4th, 5th, P and Q Streets, with its principal facade fronting on P Street. Sacramento City Map Books, Assessment Records, and City Directories indicate various ownerships of individual lots prior to the purchase and consolidation of the full block into one parcel by the school district by 1925.

Through time, property ownerships on this block were smaller individual lots for primarily residential use. No significant historic associations relating to any of these owners is apparent. However, E. B. Crocker, the attorney for the Central Pacific Railroad owned the largest single parcel, the south half of the block, from 1875 to 1885, prior to its purchase by the City Board of Education. There appears to have been a school on the site near 4th and Q Streets from the early 1880's, with classes conducted in the 5th, 6th, 7th, and 8th grades. The school site appears not to have been formalized as an individual school until 1891, and the establishment of the Franklin Primary School at the location of 4th and Q Streets. The name of this school was apparently changed to the Lincoln Primary School by 1893, which it remained until the construction of the new Lincoln School building on P Street between 1929 and 1931.

2. Date of construction: 1929-1931.

The new Lincoln School was apparently designed and constructed in two separate stages between the years 1928 and 1931, at a cost of \$324,665. The structure that became the east wing of the building was designed first with drawings dated March 12, 1928. The drawings for the remainder of the school building were dated December 15, 1928, several months later. Both phases of the school's construction were completed by 1931. The construction of the building in separate phases was evident visually. The roof parapet of the southern portion of the early phase of the building was visible above the roof surface of the later construction that surrounded it on the west and the south. Further, during demolition of the building, differences in the brick and mortar employed in the east wing were observed, and the reinforced concrete walls that occurred where the newer building joined the old became visible.

The first building phase was obviously designed with the overall plan of the school in mind. The basic floor plan was very similar to that of the western wing, and the circulation flow was ordered and symmetrical, as was the final composition of the facade. Further, there are exterior and interior vertical joints where the brick walls of the later sections built to abut the original structure are obvious. These joints appear to closely reflect and define the form and dimensions of the March 12, 1928 drawings of the earlier portion of the school.

3. Architect: The Lincoln School was designed by the prominent local architectural firm of Dean and Dean. Brothers Charles and James Dean engaged in the practice of architecture together from 1922 to 1930 under the firm name of Dean and Dean. Both brothers were born in Texas and educated at Texas A & M University. James was also enrolled as a special student at the Massachusetts Institute of Technology in 1907, 1909 and 1910, and practiced architecture briefly in Waco, Texas before coming to California in 1912. From 1922 to 1930, he practiced architecture in Sacramento with his brother Charles in the firm of Dean and Dean. He left the firm in 1930 to become the Sacramento City Manager, a position he held until 1943 when he resigned to become the Director of Finance for the State of California. Voted by local newspapermen as the outstanding State official for 1948, he retired from this state job in 1956.

His brother Charles continued in the firm with Ivan Satterlee and Earl Barnett. When Charles died in 1956, the firm became Satterlee and Tomich, and in 1973, Tomich and Yee, the name by which it is known today. During the era of the school's construction, the firm's work largely reflected the Period Revival expressions of earlier architectural styles that were popular at that time. The Spanish Colonial Revival style and revivalist designs of English and French derivation were themes utilized in both their residential and non-residential work. While their work was generally directed toward careful and attractive competence rather than innovative design, some of their structures possess considerable elegance and design subtlety.

4. Alterations and Additions: The architectural integrity of the school has been essentially maintained. The structure has experienced only minor alterations consisting of small shed-like additions attached to the building to house student restrooms. A one story concrete structure abutting the southwest corner of the original school was added in 1962, to house a cafeteria and kitchen. Some interior divisions of space, and changes in original spatial uses within the first floor school offices of the administration wing have also occurred.

B. Historical Events and Persons Connected with the Structure:

The 1928 Lincoln School replaced the first Lincoln School on this block site which was constructed as the Franklin Primary School in the early 1890's near the northeast corner of 4th and Q Streets. After 1893, this structure became known as the Lincoln Primary School. The first phase of

the new Lincoln School was constructed on the southwest corner of 4th and P Streets beginning in 1929. It was evidently completed and used until the entire structure was completed in 1931. The new school was built with district funds and served variously as both a Junior high school and as a combination elementary/junior high school. With a one-time student population of 1200, it served, particularly during the 1930-1950 years, an area far more residential in composition than at present. Originally a rather elite neighborhood that included the E.B. Crocker home and art gallery, the area declined during the early years of the 20th century. Lower property values attracted lower income families of various nationalities, many of them new to Sacramento and the area. The school population became highly mixed ethnically, reflecting the composition of the neighborhood.

In the late 1950's and 1960's the school age population in the neighborhood gradually diminished as the area declined and families began to move away. During the last years of its operation, the school enrollment diminished to approximately 250 elementary school students and 450 junior high school students. The school continued to serve as a combination elementary and junior high school until June 1969. It became a High School continuation facility in September of that year. In the 1970's, the school was closed to student occupation and converted to administration uses.

A significant aspect of the school's history is the large and heterogeneous ethnic population it served. The school played a special role in introducing many students from different cultures to American values and lifestyle, and providing them with the valuable tools of information and education necessary to become a functioning part of that society. School faculty were particularly aware of the special needs thus generated and developed techniques such as their "buddy" system, with which to provide successful learning experiences for its highly mixed student population. The school attained a special importance as a sensitive educational conduit for thousands of inner city children of highly mixed ethnic and economic backgrounds.

C. Sources of Information:

1. Original architectural drawings for all three Lincoln School structures:
 - a. Hemmings, Petersen, Hudnutt
Alterations and Additions to Lincoln School Bldg.
Fourth and Fifth on Q Street
June 22, 1921

- b. Dean and Dean
Alterations to Lincoln School
Q Street between 4th and 5th
January 22, 1923
- c. Dean and Dean
Lincoln School Bldg. No.1
March 12, 1928
- d. Dean and Dean
Lincoln School Bldg. No.2
December 15, 1928

2. Bibliography:

Buehler & Buehler, Report of Structural Investigation of Lincoln Elementary and Junior High School, Board of Trustees, Sacramento City Unified School District, 1967

Sacramento Bee, 30 December 1948

Sacramento Bee, 30 October 1953

Taylor, C. W., Jr., Eminent Californians, 2nd Edition, 1956

Weitze, Karen, "Lincoln School Historical Report, Appendix D," Final Site Evaluation and Environmental Impact Report, prepared for Public Employees Retirement System (PERS) Office Building, CH2M Hill, (June 1980).

Public documents:

Pioneer files, California Room, California State Library

Sacramento City Directories:
 1882 1883 1885
 1888-89 1891-92 1892-93
 1899

Sacramento City Map Books:
 1860 1865-66
 1870-71 1875-76
 1880-81 1885-86
 1890 1895
 1900 1905
 1910 1915
 1920 1925-26

Sanborn Insurance Company Maps: Sacramento,
1901 - 1964

Interviews:

Polster, Mrs. Arthur, March 1982

Rakela, Ms. Margaret, February 1982

Tomich, Nicholas, January 1982

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Designed by the Sacramento architectural firm of Dean and Dean in 1928, the Lincoln School combines a stylistic interpretation of the Spanish Colonial Revival mode with themes from Romanesque architecture in its exterior design.

The Spanish Colonial Revival style apparently evolved largely in response to a desire to recognize and reflect California's Hispanic heritage, and was particularly popular in the southern part of the State where those associations and climatic considerations strengthened its impact, although there are some fine examples in Sacramento.

The decades of the 1920's and 1930's saw the architectural revival and re-interpretation of a wide gamut of past architectural periods and styles, including the Spanish Colonial and Romanesque Revival modes utilized in the Lincoln School design.

The interior design of the school represents a combination of two stylistic thrusts, the well-established Spanish Colonial Revival style utilized on the exterior and the advent of the Stream-line Moderne, a style that embraced a different set of design themes, all related to the speed and movement of new transportation modes. The interior stairways, with their sweeping curves, reflect this styling. An important design theme utilized throughout the building, particularly in the classrooms, is the shallow arch. Its particular form reflects both Spanish Colonial Revival influences and the broad curves of the Moderne.

The structure is a competent and well planned representative of school design of the late 1920's. The careful placement of classroom wings and interior courtyards allows each room to have light and ventilation of its own, as well as outdoor vistas.

2. Condition of Fabric: Fair to poor.

B. Description of Exterior:

1. Over-all form and dimensions: The structure is "U" shaped with an additional wing projecting from the center of the base, parallel to the outer legs. Two north-south oriented classroom wings of one and two stories abut a two story east-west oriented administration wing on the north along P Street and flank the the tall central auditorium wing. The outer members of the "U" are two story classroom wings. The two story portion of the western wing is 187' long and 61' wide. The one story shop portion that extends to the south is 103' by 61', with the inside corner cut out. The two story portion of the eastern wing is approximately 187' long and 61' wide. The one story orchestra wing, formerly a playroom, that extends to the south is 103' by 61', with the inside corner cut out. The base of the "U" is the two story administration wing with a 312' facade on P Street. This wing is 57' in width. The central Auditorium and stage unit is 75 feet wide by 110 feet long, oriented north-south, and centered between the two north/south classroom wings. The northern portion of this wing is approximately 2 1/2 stories and the southern portion 1 1/2 stories in height. The stage area of the auditorium was originally designed as a gymnasium. Two small courtyards are formed between the three wings, and are defined at their southern end by covered walkways with gabled roofs sheathed in terra cotta tiles and supported by heavy chamfered wood posts.
2. Foundations: Concrete.
3. Wall construction, finish and color: Exterior walls are constructed of unreinforced brick masonry. The brick masonry was once painted white, but the paint has weathered and peeled from the building, leaving a patchy surface with the natural brick showing through.
4. Structural system, framing: The classroom and administration wings have brick walls. The second floors are framed with wood floor joists. The first floors are laid concrete slabs on grade or on concrete beams. The shop and orchestra wings are of unreinforced masonry and floors are concrete slabs on grade or on concrete beams, piers, or footings. The structural framework of the roof is wood rafters supported on steel beams. The auditorium and stage wing is framed with steel columns and steel trusses supporting wood roof rafters and wood ceiling joists. Steel columns are encased in brick. Interior framing of classrooms and offices is wood.

5. Roof: The classroom and administration wings have shallow gabled roofs, hipped on the southern ends of the two story classroom portions, and surfaced with terra cotta tiles. The one story shop and orchestra portions and the classroom wings have flat roofs and composition and gravel roofing. The auditorium and stage wing also has a flat roof with composition roofing. The eaves are almost flush with the edge of the building above an encircling patterned frieze of brick.
6. Porches, balconies and arcades: Small iron balconies stand before the two compound-arched second floor windows at either end of the administration wing. Two gabled covered walkways with terra cotta tile roofs connect the two classroom wings to the central auditorium/stage wing on the southern end of the courtyards.
7. Openings:
 - a. Doorways and doors: The main facade of the Lincoln School faces north on P Street and contains the principal composition of openings. The facade composition is symmetrical, with two projecting end gables and a large central entrance gable, linked by rectangular units. The main entrance, reached by broad brick steps, consists of two compound archways with paneled metal doors beneath heavy wood lintels, and tympanums comprised of a lattice pattern in brick. The arched entrances are set into a shallow one story projection with a sloped and tiled roof. Above the arched doorways, on the second floor, is a five arch clerestory with engaged columns and capitals of Romanesque derivation. Centered in the gable end above is a circular lattice vent with cross-shaped openings. The east and west elevations each contain an inset compound arched entry with metal paneled and studded doors. The south facade of the auditorium wing contains five large open arches that create an open arcade connecting the covered walkways.

Various decorative open brick lattice vents penetrate the building's surface on all elevations. Two principal patterns are employed; one with rectangular openings and one with cross-shaped openings. Some vents combine both patterns.

The end gables contain paired cross-pattern lattice vents above a single rectangular patterned vent. On the inside corners of the end gables stands a rectangular first floor entry below a segmental compound arched casement window and balcony.

C. Description of Interior:

1. Floor plans:

- a. First Floor: The centrally placed entrance opens into the hall of the administration wing opposite the auditorium entrance. Classroom and administration offices line both sides of the hall. The classroom wing halls abut the administration wing hall on either end of the building. The east wing hall crosses an entry hall and passes into the one story orchestra wing, formerly a playroom, south of the boiler room. A shallow room, the width of the orchestra room, stands behind it. The west wing hall crosses the west wing entrance hall and leads to the one story shop area, formerly a kindergarten. The eastern courtyard facade of the western wing contains two, one-story slanted bay windows with metal sash windows, opening to rooms that once served the kindergarten. The administration wing provides the main access to the large auditorium space behind which stands the stage/gymnasium room and a shop room above the arcade. Stairways with Moderne influenced design and detailing lead to the second or top floor.
- b. Second Floor: The second floor plan of classroom and administration wings was originally very similar to that of the first floor. Exceptions include the west wing rooms with the first floor projecting bay windows that are not repeated on the second floor. The second floor ends just to the north of the outside entrances that provide access to both the one-story shop or orchestra areas and the two-story classroom wings.

The balcony area of the auditorium is accessible through a second floor entrance in the administration wing hall.
- c. Auditorium/stage wing: The large two story auditorium space contains seating and the large stage. Beyond the auditorium to the south is the stage area, formerly a gymnasium, that leads to halls and the exterior arcade. The second floor of the auditorium portion of this wing contains a balcony. The former gymnasium room has no second story, but a long one story room extends the width of the wing across the rear above the arched arcade.

2. Stairways: Stairwells are plaster over lath and painted. Stairways are reinforced concrete.
3. Flooring: Floors are concrete, surfaced with composition material in the hallways, and with hardwood over floor joists in classrooms. The auditorium and the shop and orchestra wing floors are concrete slab.
3. Interiors, wall and ceiling finish: The interiors of classrooms are essentially the same except for individual alterations. Blackboards are set into wide shallow-arched recesses, as are bookcases and cupboards. There are cloakroom areas with access on both ends behind the banks of small wooden lockers that face the room.

The walls and ceilings of the classrooms are finished with plaster over lath and painted. A large bank of small wooden lockers comprises most of one wall as a standard feature in most of the classrooms. In many instances, this wall of lockers has been covered with fiberboard or similar material and hidden from view.

The interiors of the shop and orchestra wings are of rough exposed masonry and the structural framework of the roof is open to view. The interior of the auditorium holds a large stage containing a special multipieced wood screen curtain that rolls into storage areas on either end of the stage when opened. Two overscaled decorative brackets support the stage opening and the balcony face is paneled in wood. Auditorium walls are painted white over a lath and plaster. The walls of the stage/gymnasium are furred out and covered with wood paneling.

Ceilings of halls and classrooms are plastered and often surfaced with acoustical tiles. The ceiling of the shop wing contains three skylights. Ceiling joists support the tongue and groove, random width boards that form the ceiling. Steel "I" beams, encased in wood, support the ceiling joists and tongue and groove ceiling of the orchestra wing. Random width boards conceal the joists.

The auditorium ceiling is patterned with a grid creating inset panels and is surfaced in plaster.

4. Fountains: Drinking fountains are recessed within shallow arched openings. The counter and splash areas of the fountains are faced with colored tiles that essentially reflect the Spanish Colonial Revival theme of the exterior.

5. Doorways and doors: Classroom entrances are rectangular doorways, trimmed with plain stained and varnished wood moldings. Doors and wood, finished to match. Interior classroom doorways have shallow arched openings as do cupboards and cabinets which are trimmed with stained and varnished wood molding and paneling.
6. Halls: Hall walls are plaster over wood lath and painted. Walls are trimmed at shoulder height and at the base with horizontal stained and varnished wood moldings. Ceilings are covered with acoustical tile.
7. Trim: Hallways, classrooms, the auditorium and the stage area are trimmed with stained and varnished wood molding.
8. Hardware: Hardware is unornamented and utilitarian.
9. Lighting: Hallways hold a series of single bulb incandescent fixtures. Suspended incandescent fixtures with reflective rings light classrooms. These fixtures are not original to the school. Shop rooms contain typical suspended metal-shaded shop fixtures. The auditorium held an exposed light bulb circular chandelier.
10. Heating: The central heating system, powered by large boilers, is housed in the boiler room just to the north of the orchestra room.

D. Site:

1. General setting and orientation: The Lincoln School building is located on the eastern half of the two square block school site bounded by 3rd and 5th, P and Q streets. The principal facade, the administration wing, fronts on P Street facing north and extending west from the 5th and P Street corner almost to 4th Street. Open school yard stands to the west. Mature street trees largely screen the street facades of the building from view.
2. Outbuildings:
 - a. Kitchen/cafeteria: A one story flat-roofed contemporary 1962 structure with a stucco surface and windows framed in arches stands on Q Street adjacent to the southern end of the western wing of the school.
 - b. Gymnasium: A one and one half story concrete gymnasium structure with windows stands in the center of the school yard to the west, facing P Street.

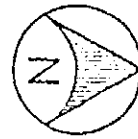
Prepared by Paula Boghosian
for: Public Employees
Retirement System

PART III. PROJECT INFORMATION

The compilation of these records was undertaken by the Public Employees Retirement System (PERS) in a project designed to document the Lincoln School structure. The documentation was initiated to record the structure prior to its demolition and the clearing of the site for the construction of an office building by PERS.

The project was under the general supervision of Dreyfuss and Blackford, Architects and Planners. The report was prepared by architectural historian, Paula Boghosian for Historic Environment Consultants of Sacramento. Steve Simmons of Sacramento was the documentary photographer.

Lincoln Elementary
and Junior High School
Plot Plan



Pre-Field Act

Field Act Approval



P Street

Main Building Constructed in 1928

3rd Street

5th Street

Gate

Turfed Play Area

Paved Play Area

Gymnasium 1950

Former 4th Street Easement

Gates

Gate

Orch.

Elementary School Wing

Court

Covered Passage

Shop

Stage

Auditorium

Administration Wing

Court

Junior High School Wing

Shop

Kitchen

1962